

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02004
The Preserve on Antelope Creek

DATE: June 27, 2002

PROPOSAL: A final plat consisting of one lot and two outlots.

LAND AREA: 66.12 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 51, 56, and 57 Irregular Tracts, located in the NE 1/4 of Section 10, T9N, R7E of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LOCATION: S. 80th Street and Pioneers Blvd.

APPLICANT: Nebraska Nurseries, Inc.

OWNER: same

CONTACT: J. Michael Rierden
645 "M" Street - Suite 200
Lincoln, NE 68508
(402) 476-2413

EXISTING ZONING: R-3 with a C.U.P.

EXISTING LAND USE: Vacant - currently being graded for development

SURROUNDING LAND USE AND ZONING:

North: R-1 single family housing across Pioneers
South: R-3 vacant - developing residential
East: R-3 residential
West: R-3 residential and medical clinic

HISTORY: The Preserve on Antelope Creek Preliminary Plat (no. 99027) and C.U.P. (Sp no. 1813) were approved by City Council on **July 18, 2001**.

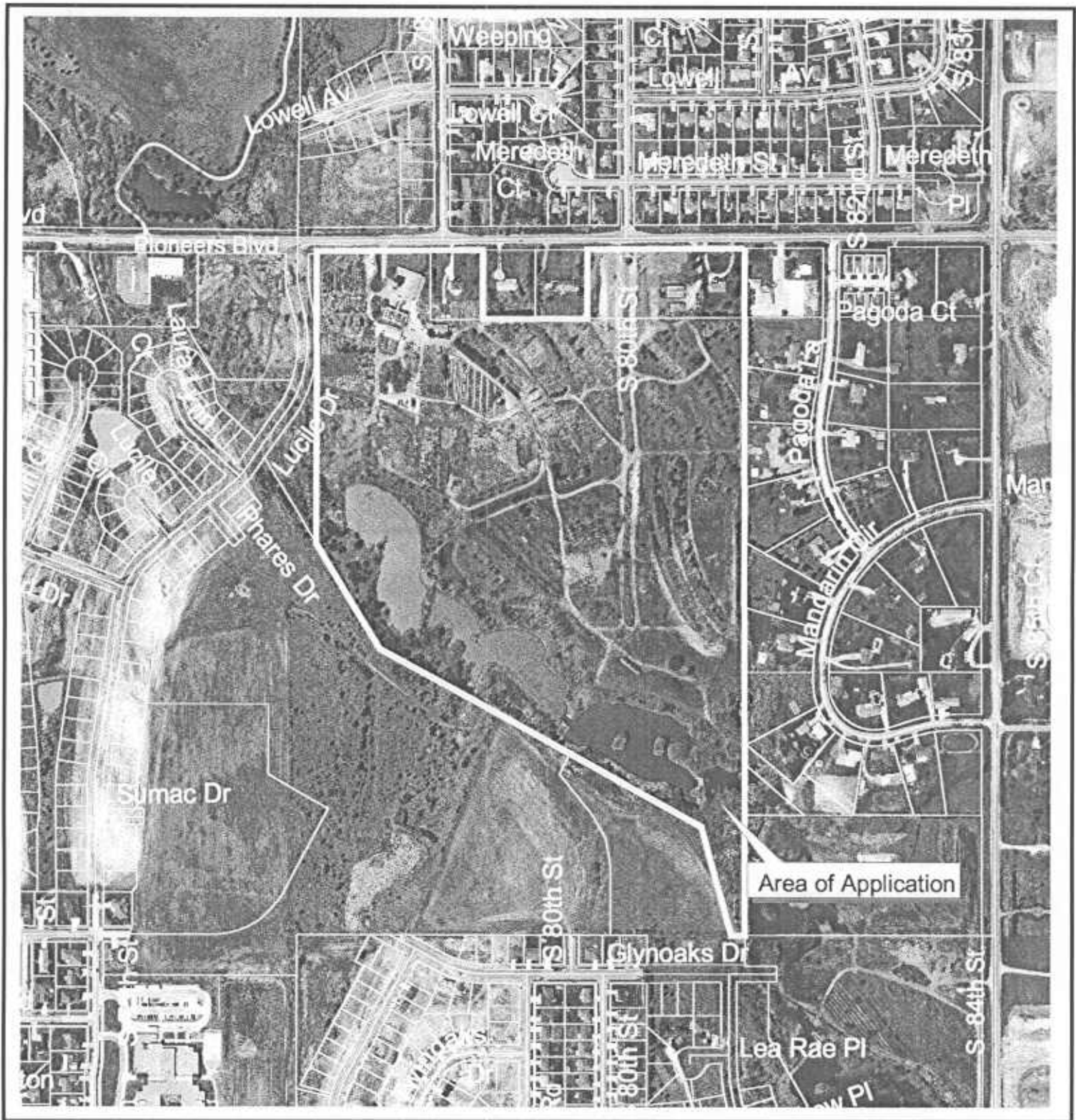
UTILITIES: available

TRAFFIC ANALYSIS: Pioneers Boulevard is classified as an arterial street.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of water mains, sanitary sewer, storm sewers and ornamental lighting. Bonds have been accepted for the completion of sidewalks, private roadway paving, street signs, survey markers, and street trees.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Jason Reynolds
Planner



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The Preserve on Antelope Creek
80th & Pioneers Blvd.



